



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-103

March 30, 2021

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 5.92 acres located along the east side Providence Road and along the north side of Alexander Road  
(Council District 7 - Driggs)

**PETITIONER**

Fielding Homes/DRB Group

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *South District Plan*. However, the *General Development Policies* support the requested density of less than or equal to 8 DUA, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential use at 3 units per acre; and
- The proposed density is 7.4 DUA.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The *General Development Policies* would support residential use up to 12 DUA for the site. This petition proposes attached single family residential uses with a density limited to 7.4 DUA.
- The maximum building height is limited to 44 ft., with building setbacks increased to accommodate additional height, similar to single family zoning.
- The plan provides buffers adjacent to single family homes, setbacks along public streets and building separations from single family use/zoning larger than Ordinance minimums, and architectural design requirements that mitigate the project's impact on surrounding single family homes.
- The site is located on a major thoroughfare at the intersection with a minor thoroughfare and has access to transit services.
- The proposal limits vehicular access to Providence Road, preventing conflicting turning movements on Alexander Road.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from Single Family <=3 DUA to Residential <=8 DUA for the site.

Motion/Second: Blumenthal / Kelly  
Yeas: Blumenthal, Kelly, Nwasike, Samuel, and Welton  
Nays: None  
Absent: Barbee, McMillan  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan however the residential density proposed is supported by the *General Development Policies*.

A commissioner asked if the petitioner and surrounding residents had come to an agreement. Staff noted that the community wanted a larger setback along Providence Road, a reduction in the building heights and number of units and increase to setbacks for buildings closest to single family. The petitioner provided a 45 ft setback along Providence Road, eliminated one unit for 44 proposed, building height remained at 44 ft and they increased the separations from single family from 40ft to 50ft nearest to unit #29 and 50 ft to 65 ft nearest to unit #22

There was no further discussion of this petition.

#### **PLANNER**

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